

PROPERTY MANAGEMENT COMMITTEE

November 25, 2013

5:30 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Charlie Baum
Commissioner Adam Coggin
Commissioner Carol Cook
Commissioner Trey Gooch
Commissioner Tiffany Phillips
Commissioner Allen McAdoo, C

OTHERS PRESENT:

Ernest Burgess Jeff Davidson
Laura Bohling Phil Griffin
Chantho Sourinho Eric Hennessee
Mike Picklesimer Lisa Nolen
Bert McCarter Johnny Rodgers
Abby Sargent Peyton Thomas
Becky Shelton

Chairman McAdoo presided and called the meeting to order at 5:30 p.m. with six members being present at that time.

MINUTES:

"Commissioner Cook moved, seconded by Commissioner Coggin, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

EMS LEASE WITH SETON CORPORATION:

The EMS lease with Seton Corporation was previously submitted to the Committee and Mayor Burgess advised he and the County Attorney continue to work on revisions to the same including the County cannot hold anyone harmless and changing a forty-five day right of refusal to ninety days.

NEW JUDICIAL BUILDING RECOMMENDATION:

Mayor Burgess, Finance Director Lisa Nolen and Circuit Court Clerk Laura Bohling addressed the Committee advising nothing new has occurred since the last meeting except study of the consultant's report.

Ms. Nolen presented information on the County's ability to fund the project and money to start construction will not be needed for a couple of years. If the parking garage is located on the Clerk's Building site, then \$5,000,000 is sufficient but the exact location has not yet been determined and if it is put on a different location then it will cost more due to site purchase. The consultant has recommended not putting the parking garage on the Clerk's Building property. The Mayor has been having discussions with landowners to see if there is any interest in selling to the County for the parking garage. Commissioner Baum advised as to the parking garage there are instances where the parking can be subcontracted out like in Metro with Central Parking and he asked if it would be possible to contract for the parking costs and if it had been explored before. Mayor Burgess advised there was time to explore this. Commissioner Baum advised the County could build the garage and recoup the money or contract with Central Parking. The Committee was advised the City parking garage was originally to be a paid parking lot but somewhere along the way it was provided free and Chairman McAdoo thought it was a City decision. Mayor Burgess advised the question is whether the County is willing to charge and if so then it can be done.

Commissioner Baum questioned the number of shelled out floors and asked if two floors were shelled out and some courts were kept in the current Judicial Building would this spread out the cost if the County does not need all the Court space now and asked if there was any merit to splitting the court system. Mayor Burgess advised if the court system is split then some part of the clerical staff has to

be left in the Judicial Building which leads to more operational costs and the consultant did not recommend splitting the court system. Commissioner Baum advised he did not want to reduce the number of floors just not moving all at once. Ms. Bohling advised if two floors are shelled then the court system moves in and opens with the current capacity. It will be 2018 before the building is open and there may be two more judges in place by then. The system is already in space constraints and the civil courts are not always an amicable situation so security will be needed. Using two locations would require additional security officers. Chairman McAdoo advised the new Judicial Building allows moving staff from the Goldstein's Building to the old Judicial Building and the Goldstein's Building is getting beyond repair. Mayor Burgess advised splitting the court system could be done but it is not the most practical with the additional cost for staffing and the number of floors in the new building is still under discussion. Mayor Burgess advised he would like to start the process of selecting the design team in the first quarter of the year. Following discussion,

"Commissioner Coggin moved, seconded by Commissioner Cook, to authorize allocating up to \$5,000,000 in a future bond issue to borrow for the planning, design and construction of the new Judicial Building and parking facility and forward the same to the Budget Committee. This motion passed unanimously by roll call vote."

USDA LEASE - LANE AGRI-PARK - NATURAL RESOURCES CONSERVATION SERVICE:

Mayor Burgess advised the County previously entered into a ten year lease with the USDA which expires November 30, 2013. The USDA has asked the County to do a one year holdover lease with an increase in rent from \$9,687.50 to \$10,850 per month to be billed monthly. Mayor Burgess advised he would bring forward the new lease in the near future. Following discussion,

"Commissioner Cook moved, seconded by Commissioner Gooch, to authorize execution of a holdover lease with the USDA at \$10,850 per month up to one year. This motion passed unanimously by acclamation."

SURPLUS PROPERTIES:

Mayor Burgess advised he would be bringing a recommendation to the Committee on a process of how to dispose of properties the County has acquired through donations or delinquent tax. A new statute allows a Committee authority to set prices, etc. Chairman McAdoo asked for a list of the surplus properties.

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 6:10 p.m.

ALLEN McADOO, Chairman